



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Approving Plans and Specifications and Authorizing Advertisement for Bids for Replacement of Heating, Ventilation, and Air Conditioning (HVAC) and Carpet for Fire Station 1 Living Quarters; and Authorize the City Manager to Award the Contract and Appropriate Funds Not to Exceed \$85,000

MEETING DATE: March 19, 2003

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council approve plans and specifications and authorize advertisement for bids for the replacement of heating, ventilation, and air conditioning (HVAC) and carpet for Fire Station 1 living quarters and authorize the City Manager to award the contract and appropriate funds not to exceed \$85,000.

BACKGROUND INFORMATION: The air quality of the second floor of the Fire Station-side of the Public Safety Building (PSB) has historically been a source of concern for Fire Department staff. Complaints of sore throats, itchy and red eyes, coughing, etc., have been regularly reported. Recent air quality studies have not been able to find any specific problems with the HVAC system that need correction (not unlike the recent situation with the Finance Department), but the complaints continue.

A remodel of the second floor living quarters is planned when the PSB is remodeled, after the Police Department moves into their new Police Facility (about a year from now). The remodel will include converting the dormitory sleeping quarters into individual bedrooms, per current standards. This remodel will also include removing and replacing all of the thirty-six-year-old HVAC equipment, supporting ductwork and HVAC controls. This existing attic-mounted HVAC unit, however, besides being connected to concerns regarding air quality, cannot support this space adequately (by capacity). This last summer, window-mounted air conditioning units were added for both Fire and Police to provide relief from hot summer temperatures.

The air quality consultant that the City hired to evaluate the PSB Fire Station living quarters has suggested that we consider removing the existing carpet in the dormitory area, since this could be the next area suspected as a source of the problems that the Fire staff are experiencing.

Public Works and Fire Department management staffs have met with the Architect hired to design the remodel of the PSB to see if there are interim alternatives. Those alternates included: 1) Finding a temporary solution that would abandon the existing unit in place and installing small HVAC units and new ductwork; 2) The feasibility of changing out just the 2nd floor HVAC unit and ductwork now; and 3) Remodeling just the living quarters for the Fire Department prior to the larger PSB remodel. The consensus was that both remodeling options were significantly more expensive than the first, would take much longer, and would need to be done after the Police Department moves out in 2004. The temporary work could be done now, in time for this summer.

APPROVED: _____


W. H. Dixon Flynn -- City Manager

Adopt Resolution Approving Plans and Specifications and Authorizing Advertisement for Bids for Replacement of Heating, Ventilation, and Air Conditioning (HVAC) and Carpet for Fire Station 1 Living Quarters; and Authorize the City Manager to Award the Contract and Appropriate Funds Not to Exceed \$85,000

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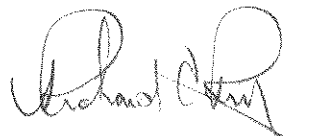
The City has received a quote for installing multiple (small) temporary HVAC units to service the five different areas that the Fire Department occupies upstairs. This system would not be a permanent solution and would need to be replaced when the building is remodeled. While this remodel was originally anticipated to occur immediately following the completion of the Police Building, present budget constraints indicate the time frame will be farther out. The cost is approximately \$75,000. The carpet replacement in the dormitory room is anticipated to cost approximately \$10,000.

The timeline for the work, with advertising, bidding, awarding, and construction will place completion at mid-June.

FUNDING: General Capital Outlay Fund – \$85,000

Funding Available:


Finance Director


Richard C. Prima, Jr.
Public Works Director

Prepared by Dennis J. Callahan, Fleet and Facilities Manager

RCP/DJC/pmf

cc: Fire Chief
Fleet and Facilities Manager
Risk Manager
Facilities Supervisor
Purchasing Officer
Wenell Mattheis Bowe, Larry Wenell

RESOLUTION NO. 2003-45

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING PLANS
AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR
BIDS FOR REPLACEMENT OF HEATING, VENTILATION, AND AIR
CONDITIONING (HVAC) AND CARPET FOR FIRE STATION #1
LIVING QUARTERS, AND FURTHER AUTHORIZING THE CITY
MANAGER TO AWARD THE CONTRACT AND APPROPRIATE
FUNDS FOR THE PROJECT

WHEREAS, the air quality of the second floor of the Fire Station-side of the Public Safety Building has historically been a source of concern for Fire Department staff. Complaints of sore throats, itchy and red eyes, coughing, etc., have been regularly reported. Recent air quality studies have not been able to find any specific problems with the Heating, Ventilation, and Air Conditioning (HVAC) system that need correction, but the complaints continue; and

WHEREAS, a remodel of the second floor living quarters is planned when the Public Safety Building is remodeled, after the Police Department moves into its new Police Facility. The remodel will include converting the dormitory sleeping quarters into individual bedrooms, per current standards, as well as removing and replacing all of the thirty-six-year-old HVAC equipment, supporting ductwork, and HVAC controls. The existing attic-mounted HVAC unit, besides being connected to concerns regarding air quality, cannot support this space adequately (by capacity); and

WHEREAS, the air quality consultant hired to evaluate the Public Safety Building Fire Station living quarters has suggested that staff consider removing the existing carpet in the dormitory area, since this could be the next area suspected as a source of the problems that the Fire staff are experiencing; and

WHEREAS, the Architect hired to design the remodel of the Public Safety Building has suggested the following interim alternatives: 1) Finding a temporary solution that would abandon the existing unit in place and installing small HVAC units and new ductwork; 2) The feasibility of changing out just the 2nd floor HVAC unit and ductwork now; and 3) Remodeling just the living quarters for the Fire Department prior to the larger Public Safety Building remodel. The consensus was that both remodeling options were significantly more expensive than the first, would take much longer, and would need to be done after the Police Department moves out in 2004. The temporary work could be done now, in time for this summer; and

WHEREAS, staff recommends approval of the plans and specifications and authorization for bids for the Replacement of HVAC and Carpet for Fire Station #1 Living Quarters; and further recommends authorizing the City Manager to award the contract at the appropriate time following the bid opening and appropriating funds not to exceed \$85,000 for this project; and

WHEREAS, if the bids are above \$85,000.00, this item will be brought back to City Council for its approval to award and appropriate funds.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve the plans and specifications and authorize advertisement for bids for the Replacement of HVAC and Carpet for Fire Station #1 Living Quarters; and

BE IT FURTHER RESOLVED that the City Council authorizes the City Manager to award the bid for the HVAC and Carpet for Fire Station #1 Living Quarters at the appropriate time following the bid opening; and

BE IT FURTHER RESOLVED that funds not to exceed \$85,000.00 be appropriated as follows:

General Capital Outlay Fund – \$85,000

Dated: March 19, 2003

I hereby certify that Resolution No. 2003-45 was passed and adopted by the City Council of the City of Lodi in a regular meeting held March 19, 2003, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Land, and Mayor Hitchcock

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – Howard

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk

CITY COUNCIL

SUSAN HITCHCOCK, Mayor
EMILY HOWARD
Mayor Pro Tempore
JOHN BECKMAN
LARRY D. HANSEN
KEITH LAND

CITY OF LODI
PUBLIC WORKS DEPARTMENT

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H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

March 13, 2003

Wenell Mattheis Bowe
246 E. Main Street
Stockton, CA 95202

SUBJECT: Adopt Resolution Approving Plans and Specifications and Authorizing Advertisement for Bids for Replacement of Heating, Ventilation, and Air Conditioning (HVAC) and Carpet for Fire Station 1 Living Quarters; and Authorize the City Manager to Award the Contract and Appropriate Funds Not to Exceed \$85,000

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, March 19, 2003. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the regular calendar for Council discussion. You are welcome to attend.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Dennis Callahan, Fleet and Facilities Manager, at 333-6800, extension 2690.



for:

Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk